

NO TRANSFER
TAX PAIDTHIS DOCUMENT PREPARED BY
AND RETURN TO:③ Robert L. Shaver, Esquire
Shaver & Stoffels, P.A.
3663 Central Avenue
St. Petersburg, FL 33713

029504

DEED IN TRUST

THIS INDENTURE, made this 12th day of August, 2003, between SUSAN R. ABBE, a married woman, of the County of Pinellas, State of Florida, Grantor*, and SUSAN R. ABBE, her successor or successors as Trustee(s) of THE SUSAN R. ABBE TRUST, under agreement dated the 26th day of June, 1991, whose post office address is: 6075 Shore Boulevard South, #415, Gulfport, Florida 33707, Grantee*.

WITNESSETH;

THAT said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and for other good and valuable consideration, conveys and quit-claims to Grantee and her successor or successors as trustee(s), the following described real property in Waterville, KENNEBEC County, State of Maine, hereinafter called the real estate, to have and to hold the real estate with the appurtenances on the trust and for the purposes set forth in this deed in trust and in the trust agreement; to-wit:

The Unit known and designated as Unit 205 in Ridgewood Forest Townhouse Condominium located in Waterville, Kennebec County, State of Maine, as shown on the Condominium Plat by Webster, Baldwin, Day and Rohman, Architects/Engineers, entitled "Ridgewood Forest Townhouse Condominiums", dated May 18, 1984 and filed in the Kennebec County Registry of Deeds, in Plan File #E-85011 as revised by Plat dated August 30, 1987 and recorded in Plan File #E-87221. Specific reference is made to the Ridgewood Forest Townhouse Condominium Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine, which Declaration is dated January 31, 1985, and is recorded in said Registry of Deeds in Book 2769, page 33, and the same is incorporated by reference herein. This Declaration was amended by First Amendment dated February 18, 1986 and recorded in said Registry in Book 2914, page 265, by Second Amendment dated July 7, 1987 and recorded in said Registry in Book 3189, page 42, and by Third Amendment dated November 5, 1987 and recorded in said Registry in Book 3272, page 165. The aforesaid Plat is Exhibit C to the Declaration. Plans of the Unit (and the other Units in the Condominium), as Exhibit D to the Declaration, are recorded in said Registry in Plan Files #E-85012, E-85013, E-85014, E-85015, E-85016 and E-85017 as amended in Plan File #E-86020.

Any and all rights, easements, privileges and appurtenances belonging to the Unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above referenced Declaration.

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BEING the same premises conveyed by Daniel Plourde to Susan R. Abbe by deed dated June 21, 1993 and recorded in the Kennebec County Registry of Deeds, in Book 4417, page 055.

THIS TRANSFER IS MADE FOR CONSIDERATION OF TEN DOLLARS (\$10.00) AND FOR NO OTHER CONSIDERATION.


Full power and authority is hereby granted to trustee or her successors to protect, conserve, sell, lease, encumber or otherwise to manage and dispose of the real estate or any part of it.

In no case shall any party dealing with trustee or her successors in relation to the real estate or to whom the real estate or any part thereof is conveyed, contracted to be sold, leased, or mortgaged by trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with or be obliged to inquire into the necessity of expediency of any act of the trustee, or obliged or privileged to inquire into any of the terms of the trust agreement. Every deed, trust deed, mortgage, lease, or other instrument executed by trustee or her successor in relation to the real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease or other instrument (a) that at the time of the delivery thereof the trust created herein and by the trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained herein and in the trust agreement or in the amendments thereof, and binding on all beneficiaries, (c) that trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, her, his, or their predecessor in trust.

*"Grantor", "grantee", "trustee" and "successor" are used for singular or plural, as the context requires.

IN WITNESS WHEREOF, Grantor has hereunto set her hand and seal on the day and year first above written.

Signed, sealed and delivered
in the presence of:


ROBERT L. SHAVER

 (SEAL)
SUSAN R. ABBE, Grantor

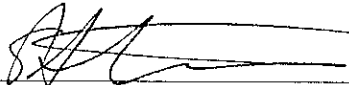

RICHARD A. STOFFELS

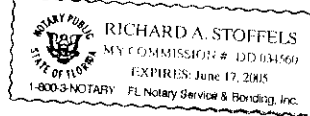
STATE OF FLORIDA)
COUNTY OF PINELLAS)

32-64-10

BEFORE ME, personally appeared SUSAN R. ABBE, who is personally known to me or who has produced a Florida driver's license as identification and who executed the foregoing DEED IN TRUST, and acknowledged to and before me that she executed said instrument for the purposes therein expressed.

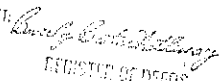
WITNESS my hand and official seal, this the 12th day of August, 2003, in the aforesaid County and State.


RICHARD A. STOFFELS
NOTARY PUBLIC
My Commission Expires:



RECEIVED KENNEBEC SS.

2003 AUG 21 AM 11:04

ATTEST: 
Linda A. Bouchard
REGISTER OF DEEDS